182.0	0002	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	666,300 / 666,300
					USE VALUE:	666,300 / 666,300
					ASSESSED:	666,300 / 666,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFKIN ROSS J & TONYA M
Owner 2:	
Owner 3:	
Street 1:	21 MAYFLOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GILLIS JOANNE D/ESTATE -
Owner 2:	-
Street 1:	21 MAYFLOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,373 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Clapboard Exterior and 1907 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

Joanne D Gill

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6373.000	238,500		427,800	666,300
Total Card	0.146	238,500		427,800	666,300
Total Parcel	0.146	238,500		427,800	666,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.40 | /Parcel: 349.4

Legal Description

User Acct 122940

GIS Ref

GIS Ref

Insp Date 05/18/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,500	0	6,373.	427,800	666,300	666,300	Year End Roll	12/18/2019
2019	101	FV	197,100	0	6,373.	427,800	624,900	624,900	Year End Roll	1/3/2019
2018	101	FV	196,600	0	6,373.	360,600	557,200	557,200	Year End Roll	12/20/2017
2017	101	FV	196,600	0	6,373.	330,000	526,600	526,600	Year End Roll	1/3/2017
2016	101	FV	196,600	0	6,373.	281,100	477,700	477,700	Year End	1/4/2016
2015	101	FV	184,100	0	6,373.	244,500	428,600	428,600	Year End Roll	12/11/2014
2014	101	FV	184,100	0	6,373.	226,100	410,200	410,200	Year End Roll	12/16/2013
2013	101	FV	184,100	0	6,373.	215,100	399,200	399,200		12/13/2012

!14224!

PRINT

Date	Time
12/11/20	04:05:34

LAST REV

Date	Time
10/21/20	09:41:58
danam	
14224	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILLIS JOANNE D	66603-151		12/29/2015	Estate/Div	500,000	No	No		William H Gillis dod 8/18/2005
	9832-265		1/1/1901	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	496	Alterati	110,511	C				
6/1/2020	500	Addition	110,500	O				
6/17/2016	818	Re-Roof	6,200					
6/15/2016	803	Alterati	9,000					remove int wall ad

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	BS	Barbara S
3/21/2009	Inspected	197	PATRIOT
12/29/2008	Measured	163	PATRIOT
10/27/2008	Measured	197	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6373		Sq. Ft.	Site		0	70.	0.96	7									427,833						427,800	

Total AC/HA: 0.14630 | Total SF/SM: 6373 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,833 | Spl Credit | Total: 427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24965727
Const Adj.:	0.99989998
Adj $ / SQ:	131.201
Other Features:	79169
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	345626
Depreciation:	107144
Depreciated Total:	238482

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

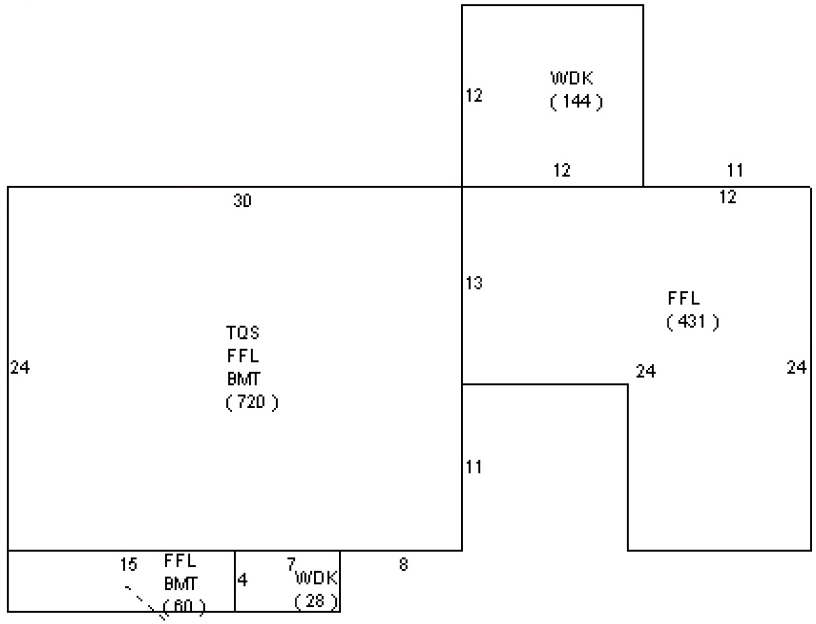
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.20
Special Features:	0	Val/Su Net:	88.24
Final Total:	238500	Val/Su SzAd	136.21

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,211	131.200	158,884
BMT	Basement	780	44.480	34,692
TQS	3/4 Story	540	131.200	70,848
WDK	Deck	172	11.810	2,032

Net Sketched Area:	2,703	Total:	266,456
Size Ad	1751	Gross Are	2883	FinArea	1907
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6x8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc